

113.0

0006

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

590,600 / 590,600

USE VALUE:

590,600 / 590,600

ASSESSED:

590,600 / 590,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
596		SUMMER ST, ARLINGTON

## OWNERSHIP

Owner 1:	REILLY PATRICK T &	Unit #:
Owner 2:	SIN NEYSA F SHUM	
Owner 3:		

Street 1: 596 SUMMER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	DOLIMPIO PETER A & ALYCE M -
Owner 2:	-

Street 1: 596 SUMMER STREET

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

## NARRATIVE DESCRIPTION

This parcel contains 4,757 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4757		Sq. Ft.	Site		0	70.	1.06	6			Med. Tr	-10					354,507						354,500	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										72600
										GIS Ref
										GIS Ref
										Insp Date
										10/23/18

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 15 - Old Style	1	Rating: Average																	
Sty Ht: 1T - 1 & 3/4 Sty	1	Rating: Very Good																	
(Liv) Units: 1	Total: 1																		
Foundation: 1 - Concrete				3/4 Bath: Rating:															
Frame: 1 - Wood				A 3QBth Rating:															
Prime Wall: 4 - Vinyl				A HBth: Rating:															
Sec Wall: %				OthrFix: Rating:															
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: YELLOW																			
View / Desir:																			
<b>GENERAL INFORMATION</b>																			
Grade: C - Average				<b>OTHER FEATURES</b>															
Year Blt: 1927	Eff Yr Blt:					Kits: 1 Rating: Average													
Alt LUC:	Alt %:					A Kits: Rating:													
Jurisdct: G12	Fact: .					Fpl: 1 Rating: Average													
Const Mod:						WSFlue: Rating:													
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>																			
Avg Ht/FL: STD				<b>DEPRECIATION</b>															
Prim Int Wall: 2 - Plaster				Phys Cond: AV - Average	31.	%													
Sec Int Wall: %				Functional:		%													
Partition: T - Typical				Economic:		%													
Prim Floors: 3 - Hardwood				Special:		%													
Sec Floors: %				Override:		%													
Bsmnt Flr: 12 - Concrete				Total: 31	%														
Subfloor:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>			
Bsmnt Gar: 1				Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3 - Typical				Size Adj.: 1.35000002															
Insulation: 2 - Typical				Const Adj.: 0.99989998															
Int vs Ext: S				Adj \$ / SQ: 175.482															
Heat Fuel: 1 - Oil				Other Features: 90000															
Heat Type: 3 - Forced H/W				Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100				NBHD Mod:															
Solar HW: NO				LUC Factor: 1.00															
% Com Wall:				Adj Total: 342152															
				Depreciation: 106067					Juris. Factor: 1.00		Before Depr: 175.48								
				Depreciated Total: 236085					Special Features: 0		Val/Su Net: 99.70								
								Final Total: 236100		Val/Su SzAd: 200.77									
<b>MOBILE HOME</b>																			
Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 113.0-0006-0002.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							